

Made the 30th day of October

Nineteen hundred and seventy (1970)

Parcel "A"
Lucas May

192257

Between RUSSELL D. RICHARDS and WINIFRED P. RICHARDS, his wife,
of the Township of Scott, County of Lackawanna and State of
Pennsylvania, parties of the first part, hereinafter called GRANTORS
- and -

RUSSELL D. RICHARDS, JR. and MARIANNE RICHARDS, his wife, of the
Township of Scott, County of Lackawanna and State of Pennsylvania,
parties of the second part, hereinafter called GRANTEES

REF. 3

Witnesseth, That in consideration of One (\$1.00) -----
Dollars,

In hand paid, the receipt whereof is hereby acknowledged, the said grantors do
hereby grant and convey to the said grantee & their heirs and assigns,
ALL that certain parcel, piece or plot of land situate, lying and
being in the Township of Scott and South Abington, County of
Lackawanna and State of Pennsylvania, more fully described and
bounded as follows, to wit:

BEGINNING at a point in the center of Pennsylvania State Highway
Legislative Route #35019 known as Layton Road, leading from
Chinchilla to Justus Corpers, said point being North seventy
degrees thirty minutes East (N 70° 30' E) and one hundred forty-
six and eighty-two one-hundredths (146.82) feet distant from the
common corner of lands of Russell Richards and VanFleet; thence
through Richards lands North thirty degrees twenty minutes West
(N 30° 20' W) two hundred forty-nine (249) feet to an iron pin;
thence North fifty-nine degrees forty minutes East (N 59° 40' E)
one hundred twenty (120) feet to an iron pin; thence South thirty
degrees twenty minutes East (S 30° 20' E) two hundred seventy-one
and three-tenths (271.3) feet to a point in the center of afore-
mentioned Pennsylvania State Highway; thence South seventy degrees
thirty minutes West (S 70° 30' W) one hundred twenty-two (122.0)
feet along center of said Highway to the place or point of be-

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ginning. Containing 31,140 square feet of land, more or less, being the same lands known as Parcel "A" as shown on a map of portion of lands of Russell Richards, as surveyed by Paul A. Lucas, Registered Engineer #7565-E and dated May 29, 1965 with additions dated November 1, 1969.

TOGETHER with an easement unto grantees, their heirs, devisees, successors and assigns, for ingress and egress to and from the premises herein described, to Layton Road, over and upon the sixteen (16) foot driveway as delineated in red and described on aforementioned map of Paul A. Lucas, Registered Engineer and Surveyor. Said easement on sixteen (16) foot driveway to extend no further across lands of grantors than to the northwesterly corner of lands above described intended to be conveyed by grantors to grantees. Said easement is not to be construed to be exclusive, but in common with grantors, their heirs and assigns and such grantees and licensees as grantors may so designate, without limitation or restriction. Said Layton Road as herein mentioned is also known as Legislative Route #35019.

SUBJECT TO SUCH EASEMENTS as were granted and conveyed by the grantors herein to Lloyd Walker and Denna M. Walker, his wife, by deed of conveyance dated October 7, 1970. Said grantees accept the within deed of conveyance subject to the aforementioned easements as are described and set forth in the aforementioned deed to Lloyd Walker, et ux. by grantors, Russell D. Richards and Winifred P. Richards, his wife and as if said easements were set out here at length and in full.

DEED

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